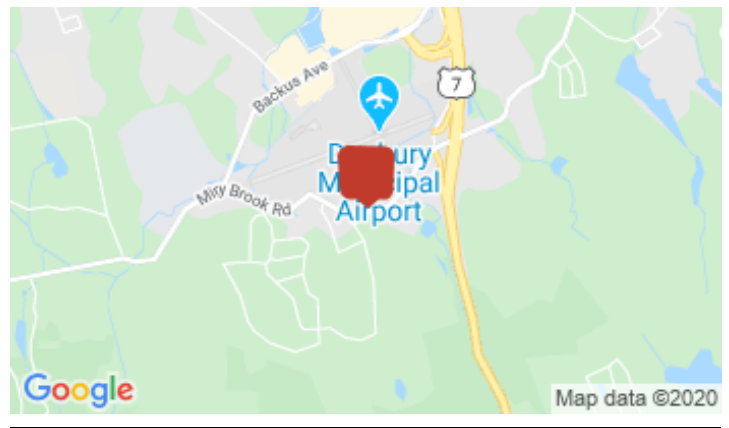


27 Miry Brook Road - Danbury

27 Miry Brook Road, Danbury, CT 06810



Listing ID:	30338361
Status:	Active
Property Type:	Industrial For Lease
Industrial Type:	Flex Space, Food Processing
Contiguous Space:	4,760 - 5,400 SF
Total Available:	10,160 SF
Gross Land Area:	8 Acres
Lease Rate:	\$9.75 - 10.75 PSF (Annual)
Base Monthly Rent:	\$3,867 - 4,837
Lease Type:	Gross Lease, Modified Gross
Nearest MSA:	Bridgeport-Stamford-Norwalk
County:	Fairfield
Ceiling:	15 ft.
Drive-In Bays:	1 Bay (Varies by space)
Tax ID/APN:	F19009
Zoning:	IL-40
Gross Building Area:	17,000 SF
Building/Unit Size (RSF):	17,000 SF
Road Type:	Paved, 2-Track
Highway Access:	I-84 at either exit 2 or 3 and Route 7 North and South.
Tenancy:	Multiple Tenants
Construction/Siding:	Metal Siding, Panelized, Steel Frame
Parking Type:	Surface



Overview/Comments

The building is located on a level property next to the Danbury Airport and convenient to New York State, Ridgefield, Danbury, Bethel, New Fairfield, and Route 7 & I-84. Easy access to I-84 East and West or Route 7 both North and South. The IL-40 zoning designation allows for numerous industrial and office uses and is ideal for R & D and contractors type businesses. The building is serviced with city water, septic, gas, phone, and telephone. The electrical service is 2,000-amp, 240/480 volt 3 phase with multiple sub panels throughout the building. Good parking is available on site. A daycare facility is located adjacent to the property.

The front / street side space is newly refurbished with approximately a 50 /50 mix of office / showroom and warehouse / shop ...

More Information Online

<https://advantagerealtyinc.catylist.com//listing/30338361>

QR Code

Scan this image with your mobile device:



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